



Santa Clara County Housing Action Coalition



The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing

March 17, 2004

Planning Commission
City of Sunnyvale
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

Dear Members of the Planning Commission:

On behalf of the Santa Clara County Housing Action Coalition we are writing to express our support for the *conversion of the Best Western on Weddell Drive to affordable housing developed by First Community Housing.*

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC include the Silicon Valley Manufacturing Group, the Home Builders Association, Greenbelt Alliance, the Sierra Club, the League of Women Voters, numerous local governments, several chambers of commerce, Santa Clara County Association of Realtors, Tri-County Apartment Association, and the Affordable Housing Network.

The Housing Action Coalition is excited by this proposal for a number of reasons. Not only will the proposal provide much needed affordable housing, it fills an even more important need for a specific and type of affordable housing that tends to be difficult to get approved and financed— housing for very low and extremely low-income families. And, please note the very deliberate use of the term “families.” Subsidized homes for very low income families, as opposed to SRO’s or senior housing, are one of the greatest needs in our Valley.

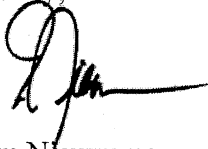
This proposal is unique in that it would convert an existing and underutilized hotel into something that is desperately needed. One of the biggest challenges for cities in building affordable homes is identifying land and space that is financially feasible, appropriately located and that doesn’t upset surrounding neighbors. This parcel meets that criteria. Additionally, this parcel is adjacent to an existing property by First Community Housing which means they will be able to streamline the management of the two properties and ultimately more efficiently use our tax dollars. The property is also adjacent to an existing park and bikeway and is not far from major job centers in Sunnyvale.

It is also important to note that First Community Housing, one of the most innovative and respected nonprofit housing developers in Silicon Valley, provides Ecopasses to all its residents. This form of transportation demand management (TDM) is a vital tool in helping to lessen the reliance and need of future residents on the automobile. For a family making 20% of the area median income, the added expense of an automobile is a huge burden. By providing Ecopass to all residents, First Community enables its tenants to move towards

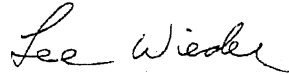
financial stability. As well, this form of TDM helps reduce traffic congestion and the need for our valuable land resources to be consumed by unneeded parking spaces.

The Housing Action Coalition believes this is a wonderful opportunity to help the community meet a vital need for affordable homes. Thank you for your consideration of our comments.

Sincerely,



Tim Nieuwsma
Housing Action Coalition Co-Chair
Synergy Properties



Lee Wieder
Housing Action Coalition Co-Chair
Access Partners

cc: Jeff Oberdorfer



March 11, 2004

Diana O'Dell
Senior Planner
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA

Re: 940 West Weddell Drive

Members of the Planning Commission and City Council:

I am the current owner of the Best Western Sunnyvale Inn on 940 West Weddell Drive, the property you are now considering for approval as a residential adaptive reuse. I am writing this letter to urge your support of this worthy development and highly professional development team.

I have been a member of the Sunnyvale business community for many years and have managed this property for 10 years. Due to the economic downturn, this property has consistently rented at 20% occupancy. This parcel is no longer economically viable as a hotel use. Furthermore, because of these vacancies, it is becoming increasingly challenging to maintain the level in quality of the property that Best Western guests expect. We actually close our doors to walk-in guests after 10 PM in an effort to maintain the safety of our guests and the quality of our franchise.

I know, based on decades of experience in real estate and careful analysis of this property, that it is best suited for residential apartment uses. This site is simply not suitable for office or retail or industrial use and is clearly not a profitable hotel property.

I decided to work with First Community Housing, in part, because of my experience with them in their development of the adjacent Orchard Gardens site. I know that they deliver quality, well managed housing.

I can say, based on my dealings with First Community Housing on this project that they are a very capable development team. I am sure that their project will both revive this area and continue to meet the high standards First Community Housing has expected of its other projects.

Sincerely,

A handwritten signature in cursive script that reads 'Vimal Kumar'.

Vimal Kumar
General Partner

Diana O'Dell
Senior Planner
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088



March 22, 2004

TO: The Planning Commission and City Council of the City of Sunnyvale
MEMO RE: Support for 940 West Weddell project in Sunnyvale

Dear Honorable Members of the Planning Commission and City Council,

On behalf of St. Cyprian Parish and Peninsula Interfaith Action (PIA), we are writing to demonstrate our support of First Community Housing's (FCH) proposed affordable housing development at 940 West Weddell.

St. Cyprian Parish, Sunnyvale, works with PIA's 27 member congregations from Sunnyvale to Pacifica. Together we are committed to developing leaders in our communities and improving the quality of life for residents, neighborhoods, and schools. PIA has an effective record of influencing the provision of affordable housing stocks, better access to health care services, safer streets, academic support programs and more.

We are thrilled about this project's potential impact on our community and wish more local development served the needs of our families in the way this proposal does. The job to housing ratio is way out of balance and more affordable homes are needed to keep families together and decrease the already extended commute times. Decreasing the number of units in this development will only hurt our end goal of bringing more affordable homes to working families in our city; we support FCH's proposal to do 42 apartments. We are pleased to see this project serves families earning at or below 40% median income with 35% of the units going to residents in greater risk of homelessness.

We have sat down with First Community Housing and believe the use of this property for affordable housing makes good sense. We also stand by their commitment to use green building materials and distribute Eco-passes. This pass will mitigate the hardship on families earning less than 40% median income and who may not be able to comfortably afford the great expense of owning and maintaining an automobile. Encouraging all residents to reduce congestion and use space for something other than parking is to a step in the right direction. It is a model we should follow. The proposed development will successfully leverage the amenities of FCH's adjacent affordable housing development and the convenience of the near-by park.

St. Cyprian Parish stands behind this project for it will help reduce our overwhelming demand for affordable housing that truly serves our families' needs. Thank you for considering our comments.

Sincerely,

John Brown
Member of St. Cyprian Parish, resident of Sunnyvale

Rev. Timothy Kidney
Pastor, St. Cyprian Church



SVMG

224 Airport Parkway, Suite 620
San José, California 95110
(408)501-SVMG (7864) Fax (408)501-7861
<http://www.svmg.org>

CARL GUARDINO
President & CEO

Board Officers:
AART J. DE GEUS
Chair
Synopsis
WILLIAM T. COLEMAN III
Vice Chair
Cassatt Corporation
ROBERT SHOFFNER
Secretary/Treasurer
Citibank

Board Members:
JOHN ADAMS
Wells Fargo Bank
CRAIG R. BARRETT
Intel Corporation
MICHAEL CANNON
Solectron Corporation
PETER CARTWRIGHT
Calpine Corporation
RAQUEL GONZALEZ
Bank of America
MRC GREENWOOD
University of California, Santa Cruz
BRIAN HALLA
National Semiconductor
JEANETTE HORAN
IBM Corporation
LEONARD KWIATKOWSKI
Lockheed Martin
PAUL LOCATELLI, S.J.
Santa Clara University
LEN PERHAM
Clear Logic
KIM POLESE
Marimba, Inc
DAVID J. SHIMMON
Kinetics Group
JOHN F. STEWART
General Dynamics Advanced Information Systems
LINDA SULLIVAN
NBC 11
JOYCE M. TAYLOR
SBC
JOSEPH "CHIP" VISCI
San José Mercury News
BOB WAYMAN
Hewlett-Packard Company
KENNETH WILCOX
Silicon Valley Bank
DAVID WRIGHT
Legato Systems
JOANN ZIMMERMAN
Kaiser Permanente
Working Council Chair
NANCY NOE
Alza Corporation
Founded in 1977 by
DAVID PACKARD

March 19, 2004

Members of the Planning Commission
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, Ca 94086

Dear Members of the Planning Commission,

I write on behalf on the Silicon Valley Manufacturing Group to express our support for First Community Housing's redevelopment of the Best Western Sunnyvale Inn into 42 apartments for families earning at or below 40% of the area median income.

As you may know, the Silicon Valley Manufacturing Group is a public policy trade organization formed 23 years ago by David Packard of Hewlett Packard. Today, the Manufacturing Group represents 190 of the most respected employers in Silicon Valley, who collectively provide jobs for more than 275,000 workers, or one of every four private sector workers in the area.

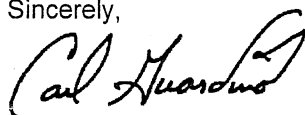
SVMG supports this proposal for several reasons. Redeveloping this site will help prevent urban sprawl by turning an underutilized 95-room hotel into 42 affordable homes. The redeveloped building will blend in with the adjacent multifamily properties and is convenient to the City of Sunnyvale's beautiful Orchard Park and an off-street bicycle path. It will also provide free EcoPasses to all residents, which will encourage the use of nearby public transportation and reduce pollution caused by our dependence on the automobile.

This development will provide additional value to the community beyond the provision of more affordable housing. It will help to bridge the gulf between supportive services and housing. The upgraded development will target populations that have a higher risk of homelessness. Thirty-five percent of the dwelling units will be set-aside for this population. It will also give residents access to special programs including counseling, training and referral services already available through the City of Sunnyvale and Santa Clara County.

We believe that providing housing for all income levels is an important ingredient for a healthy community and economy. We respectfully urge the Commission to support this development proposal.

Thank you for considering our views.

Sincerely,

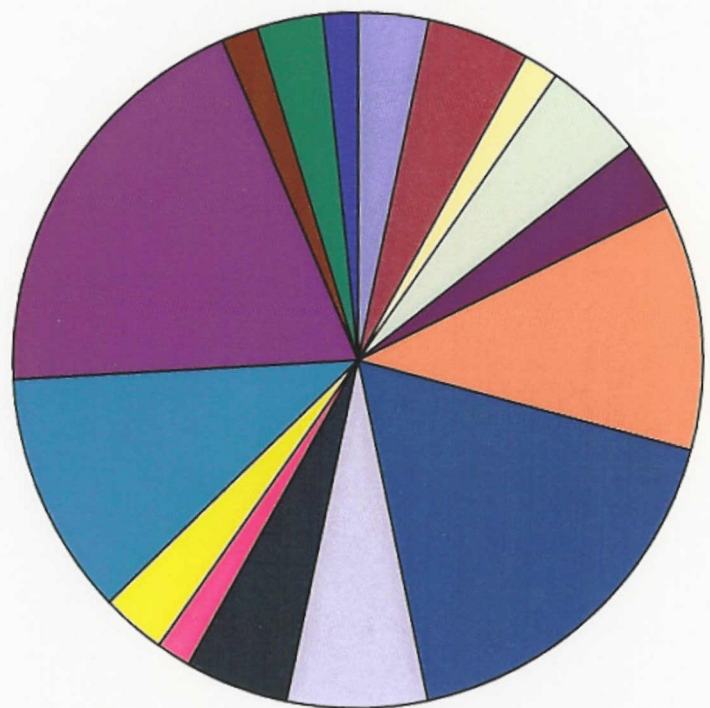


Carl Guardino
CEO & President

Employers of Residents at Orchard Gardens as of March 2004

Macy's
 Sunnyvale School District
 Mt View Healthcare Center
 Sunnyvale Cattleman's Restaurant
 Stanford Hospital
 K-Fab
 Target
 SBC
 American Airlines
 Fry's Electronics
 Stanford University
 Public Health Dept, SC County
 ACME Building Maintenance
 PF Changs
 Manpower
 HCR Manor Care
 Bon Appetit
 Circuit City
 Disk Drive Depot
 McDonald's
 Tek Systems
 ABM Janitorial Services
 Chipotle
 Midas
 Coastside Infant Toddler Center
 Sunrise Assisted Living
 Volt Technical Resources
 Sunnyvale Industrial
 Yahoo
 Bay Construction
 Nurse Finders
 Lucille Packard Children's Hospital
 Best Buy
 Valley Medical Center

Orchard Gardens Residents: Occupations by Industry



- 3% Automotive
- 5% Child Care
- 2% Communication
- 5% Education
- 3% Financial
- 11% Food Service
- 18% Health Care
- 6% Janitorial
- 5% Social Security/Pension
- 2% Property Mgt
- 3% Public Safety
- 11% Retail
- 19% Tech
- 2% Trades
- 3% Transportation
- 2% Unemployment Benefits

Submitted by
 PC
 at
 3/22